

HISTORIC PRESERVATION COMMISSION MEETING AGENDA

Wednesday, March 9, 2022 at 6:00 p.m.

City Hall, 35 Cabarrus Avenue, West

1. CALL TO ORDER- *Chair*
2. ORDER OF BUSINESS- *Chair (Ask Staff if there are any adjustments to agenda)*
3. INTRODUCTIONS- *Chair and Commissioners (give your name for the record)*
4. APPROVAL OF MINUTES- *Motion, second, and vote needed.*
5. SWEARING IN OF WITNESSES- *Chair*
6. OLD BUSINESS- *Chair*
7. NEW BUSINESS

H-02-22 (Quasi-Judicial Hearing)

Kristian Webber has submitted a Certificate of Appropriateness application in order to add a concrete turn-around area to the existing driveway adjacent to the car garage at 429 Union Street S. PIN 5630-24-0166.

- a. Open Public Hearing by Motion- *Motion, second, and vote needed.*
- b. Staff Presentation
- c. Applicant's Testimony
- d. Other Testimony
- e. Close Public Hearing by Motion- *Motion, second, and vote needed.*
- f. Approve Findings of Fact by Motion- *Motion, second, and vote needed.*
- g. Approve Conclusions of Law by Motion- *Motion, second, and vote needed.*
- h. Approve/Deny Conditions and Permit by Motion- *Motion, second, and vote needed.*

H-06-22 (Quasi-Judicial Hearing)

Thomas and Kelly Necessary have submitted a Certificate of Appropriateness application in order to add one (1) new, four (4) foot tall black powder coated aluminum fence section along the left property line, add one (1) new black powder coated aluminum car gate across the driveway, and add two (2) new black powder coated aluminum door gates at 91 Union Street N. PIN 5620-78-9892.

- a. Open Public Hearing by Motion- *Motion, second, and vote needed.*
- b. Staff Presentation
- c. Applicant's Testimony
- d. Other Testimony
- e. Close Public Hearing by Motion- *Motion, second, and vote needed.*
- f. Approve Findings of Fact by Motion- *Motion, second, and vote needed.*
- g. Approve Conclusions of Law by Motion- *Motion, second, and vote needed.*
- h. Approve/Deny Conditions and Permit by Motion- *Motion, second, and vote needed.*

H-07-22 (Quasi-Judicial Hearing)

Will and Charlotte Staton have submitted a Certificate of Appropriateness application in order to replace two (2) existing exterior electric sconces with two (2) new exterior gas lanterns as well as replace one (1) existing yard post and electric light with one (1) new yard post and gas lantern at 75 Grove Avenue NW. PIN 5620-77-7981.

- a. Open Public Hearing by Motion- *Motion, second, and vote needed.*
- b. Staff Presentation
- c. Applicant's Testimony
- d. Other Testimony
- e. Close Public Hearing by Motion- *Motion, second, and vote needed.*
- f. Approve Findings of Fact by Motion- *Motion, second, and vote needed.*
- g. Approve Conclusions of Law by Motion- *Motion, second, and vote needed.*
- h. Approve/Deny Conditions and Permit by Motion- *Motion, second, and vote needed.*

STAFF UPDATES/DISCUSSIONS

Handbook Updates

8. ADJOURNMENT

In accordance with ADA Regulations, please note that anyone who needs an accommodation to participate in the meeting should notify Planning & Neighborhood Development Department at 704/920-5152 at least twenty-four (24) hours prior to the meeting.

DATE: March 9, 2022

SUBJECT:

Certificate of Appropriateness Request: H-02-22
Applicant: Kristian Webber
Location of Subject Property: 429 Union Street S
PIN #: 5630-24-0166
Staff Report Prepared by: Brad Lagano, Senior Planner

BACKGROUND

- The subject property at 429 Union Street S is designated as a “contributing” structure in the South Union Street Historic District. (Exhibit A).
- One-story frame Colonial Revival cottage with symmetrical three-bay façade and central entrance with round-arched portico. Portico is upheld by molded, vaguely classical columns. Entrance flanked by two bays of three 4/4 sash windows (ca. 1930).
- Applicant’s requested modifications:
 - Add a concrete turn-around area to the existing driveway adjacent to the car garage.

DISCUSSION

The applicant is requesting to add an approximately 15’ deep concrete turn-around area to the existing driveway adjacent to the car garage. The turn-around will match aesthetics of the existing driveway and will be minimally visible from Union Street due to it having a slightly lower elevation than the crest of the existing driveway. Existing landscaping along the property line will help block the view from the adjacent property. The applicant states the request is to allow cars to back out of the garage, turn around, and exit the driveway head first onto Union Street S. The request emanates from the applicant’s desire to increase safety of his family and pedestrians along the sidewalk by not having to back out into oncoming traffic.

ATTACHMENTS

Exhibit A: National Register of Historic Places Inventory
Exhibit B: Certificate of Appropriateness Application
Exhibit C: Subject Property Map
Exhibit D: Driveway Photo
Exhibit E: Site Plan

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS

Approval Requirement Needs Table

- Patios, Walks, and Driveways: All new patios, walks, and driveways require a Commission hearing and approval.

Chapter 5 – Section 10: Driveways, Walkways, and Parking

Gravel and pavement are acceptable materials for driveways, as are some alternative materials such as cobblestone, brick, and pervious pavers.

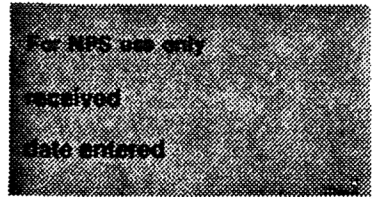
- Design Standards: Driveways, Walkways, and Parking
 1. Parking areas should not be the focal point of the property and should be located in such a manner as to minimize their visibility from the street.
 3. Excessive expanse of paving should be avoided.
 4. Use vegetation screen or berms to reduce reflection and visual confusion. Within residential areas, integrate parking areas into landscaping and surface with the appropriate materials such as concrete, brick, crushed stone, or gravel. In general, asphalt should only be used for areas not visible from the street; its use will be considered on a case by case basis by the Historic Preservation Commission.

RECOMMENDATION

1. The Historic Preservation Commission should consider the circumstances of this application for a Certificate of Appropriateness relative to the North and South Union Street Historic Districts Handbook and Guidelines and act accordingly.
2. If approved, applicant(s) should be informed of the following:
 - City staff and Commission will make periodic on-site visits to ensure the project is completed as approved.
 - Completed project will be photographed to update the historic properties survey.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet	Item number	Page
<u>Inventory List - South Union Street Historic District, Concord</u>	#7	38

94. House
429 S. Union St.
ca. 1930
C

One-story, frame Colonial Revival cottage with symmetrical three-bay facade and central entrance with round-arched portico. Portico is upheld by molded, vaguely classical columns. Entrance flanked by two bays of three 4/4 sash windows.

95. Patricia Ann Apartment House
5, 7, & 9 Blume Avenue, S.E.
ca. 1950
F

One-story, brick apartment house with four units whose principal entrance faces Blume Ave. Stone chimney on S. Union St. side of building. Wrought-iron entrance porch facing Blume Ave. In form and scale this building resembles a typical ranch-style dwelling.

96. Franklin C. Niblock House
449 S. Union St.
1929 (IO)
P

Handsome, two-story Colonial Revival style residence with a veneer of multi-colored brick, the best example of the style in the district and one of the finest in Concord. Designed by Charlotte architect Louis H. Asbury (see inv. #s 38, 42, 55 and 66), this is the most important example of his work in the district. Hip-roofed main block has symmetrical, five-bay facade and is flanked by two one-story hip-roofed wings, one containing a screened porch and the other a sunroom. Three-bay porch has Tuscan columns and shelters an entrance with sidelights and a fan-shaped transom. The house retains its original slate roof and has a cornice trimmed with small, closely spaced brackets. The interior has an interesting combination of Colonial Revival and Bungalow style elements. The house is enhanced by its deep setting in a broad lawn.

The house was built in 1928-29 for Franklin C. Niblock, a prominent Concord homebuilder. Niblock, who moved to Concord from Salisbury, erected a sash, door, and blind factory Rufus A. Brown (see #64) in 1907.

AN INCOMPLETE APPLICATION WILL NOT BE PLACED ON THE AGENDA UNTIL ALL OF THE REQUIRED ATTACHMENTS AND/OR ITEMS LISTED ON PAGE 2 ARE SUBMITTED.

APPLICANT INFORMATION

Name: Kristian Webber
Address: 429 Union St S
City: Concord State: NC Zip Code: 28025 Telephone: 704-754-6580

OWNER INFORMATION

Name: Kristian Webber
Address: 429 Union St S
City: Concord State: NC Zip Code: 28025 Telephone: 704-754-6580

SUBJECT PROPERTY

Street Address: 429 Union St S P.I.N. # _____
Area (acres or square feet): 0.297 Current Zoning: Residential Land Use: _____

Staff Use Only:
Application Received by: _____ Date: _____, 20 _____
Fee: \$20.00 Received by: _____ Date: _____, 20 _____
The application fee is nonrefundable.

General Requirements

The Unified Development Ordinance imposes the following rules, regulations and requirements on requests for Certificates of Appropriateness. The applicant must, with reference to the attached plans, demonstrate how the proposed use satisfies these requirements:

1. Project or Type of Work to be Done: Concrete Turn-Around (Drive way)
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):
Pour and install concrete turn around at base of drive way. Turn around will match aesthetics of existing drive way and will not be visible from the street. Landscaping will block turn around from neighbors. Purpose is to allow us to turn around and exit drive way "front/head" first for safety of pedestrians as well as oncoming traffic on S. Union. Project will be completed by licensed GC.
** Rough sketch included **

Required Attachments/Submittals

1. Scaled site plan, if additions or accessory structures are proposed, on letter, legal or ledger paper. Larger sized copies will be accepted. Digital copies are preferred.
2. Detailed written description of the project.
3. Photographs of site, project, or existing structures from a "before" perspective.
4. Drawings, sketches, renderings, elevations, or photographs necessary to present an illustration of the project from an "after" perspective if applicable.
5. Samples of windows, doors, brick, siding, etc. must be submitted with application.
6. Detailed list of materials that will be used to complete the project.

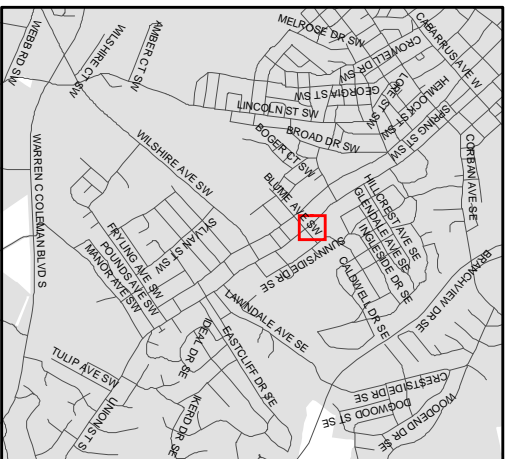
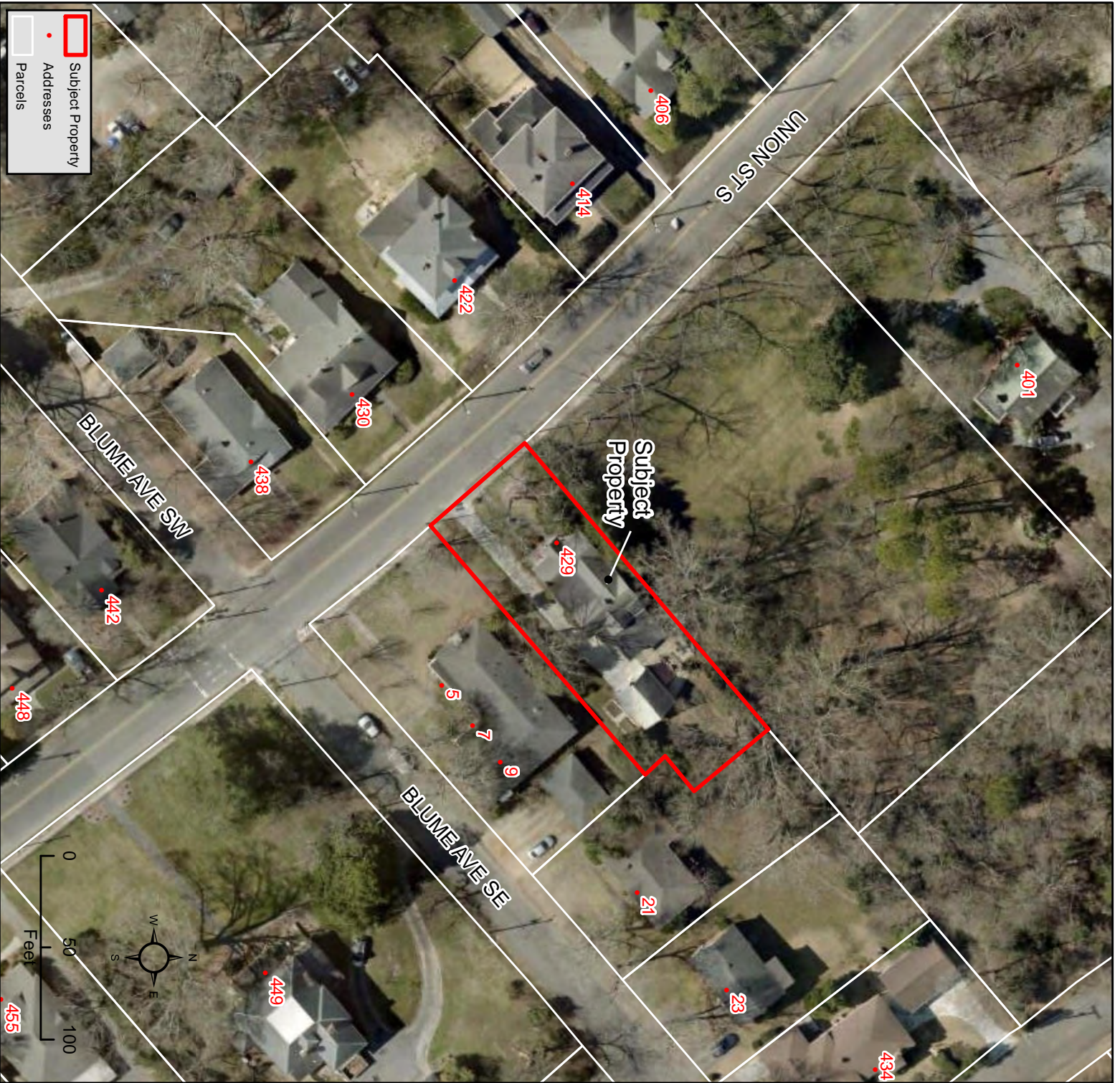
Certification

(1) I hereby acknowledge and say that the information contained herein and herewith is true and that this application shall not be scheduled for official consideration until all of the required contents are submitted in proper form to the City of Concord Development Services Department. (2) I understand that City staff and/or members of the Historic Preservation Commission may make routine visits to the site to insure that work being done is the same as the work that was approved. (3) I understand that photographs of the completed project will be made to update the City's historic districts inventory database.

1/25/2022

Date

Christina C. Miller
Signature of Owner/Agent



H-02-22

429 Union St S

PIN: 5630-24-0166



Source: City of Concord
Planning Department

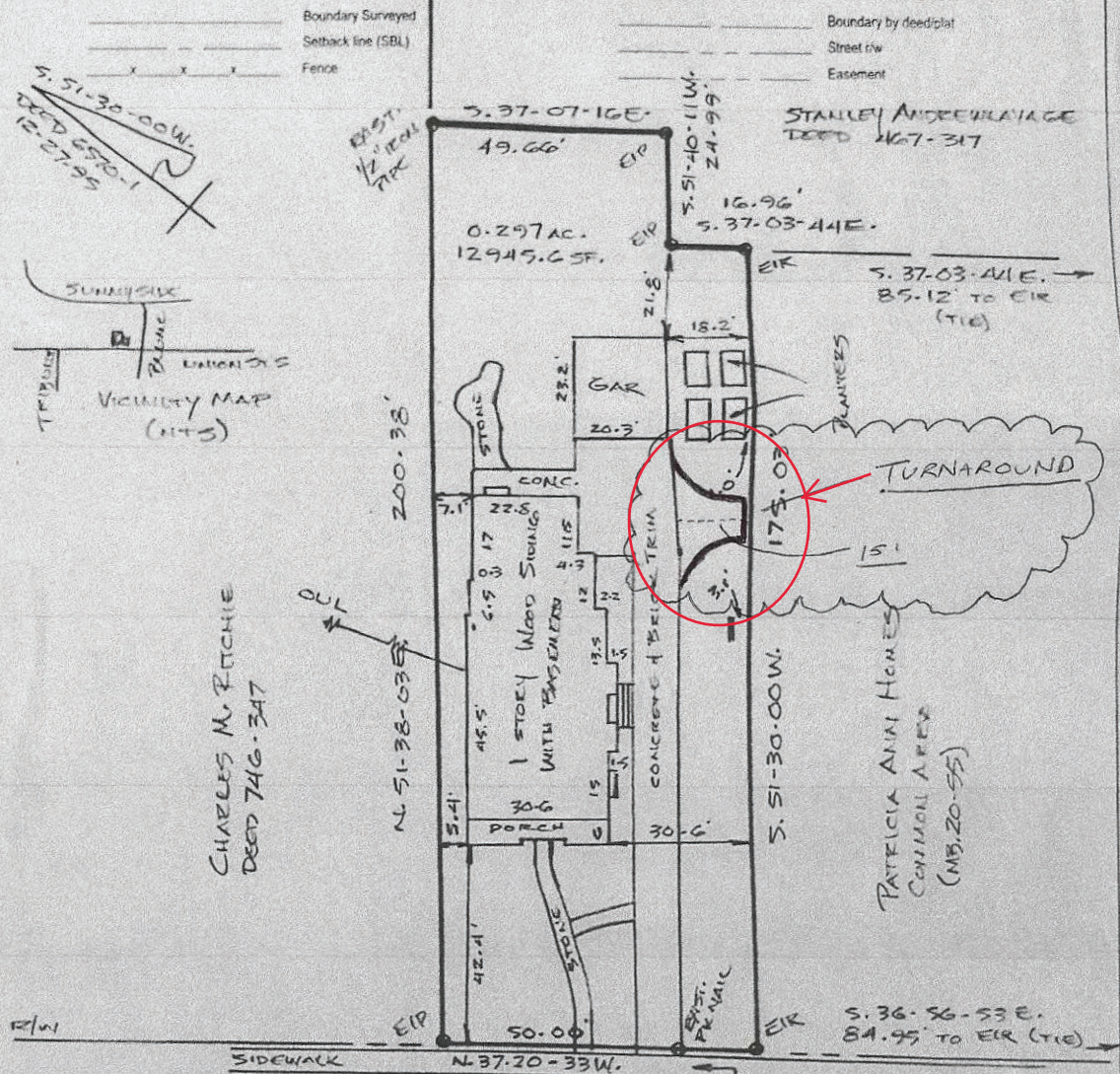
Disclaimer

These maps and products are designed for general reference only and data contained herein is subject to change. The City of Concord, its employees or agents make no warranty of merchantability or fitness for any purpose, expressed or implied, and assume no legal responsibility for the information contained therein. Data used is from multiple sources with various scales and accuracy. Additional research such as field surveys may be necessary to determine actual conditions.



Property subject to recorded or unrecorded R/Ws, easements, agreements, restrictions. The boundary description prepared from this survey is the surveyors opinion of the location of boundary lines of the property based on monuments found in field and is not to be construed as a certification of the quality of title or location of title to the property. A full title investigation is recommended.

Area by coordinates			
EIR = Existing 5/8" iron rod	EIP = Existing 1" iron pipe	EN = Existing Nail	ECM = Existing Concrete Monument
SIR = 1/2" iron rod set	CP = Computed Point	S.T. = Sight Triangle	OUL = Overhead Utility Lines
SSR = Sanitary Sewer R/W or Easement	PSDE = Public Storm Drainage Easement	EMH = Existing Manhole	



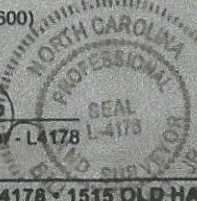
UNION STREET SOUTH
(PUBLIC R/W VARIES IN WIDTH)
PROPERTY OF
GARY CALAMARI & WIFE SUSAN CALAMARI
PHYSICAL SURVEY OF

LOCATED IN WARD NO. 3 CITY OF CONCORD : NO. 12 TOWNSHIP: CARROLLS COUNTY, NC
Scale 1" = 30'

I certify that this map was drawn under my supervision from an actual survey made under my supervision (Deed Recorded in Book 6570 Page 1, Map Recorded in Map Book _____ Page _____); that the boundaries not surveyed are indicated as drawn from information in Deeds or Maps shown hereon; that the ratio of precision does not exceed an error of closure of one foot per 10,000 feet; and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21NCAC 56.1600)

This 8 day of NOV, 2012

Billy B Long
Billy B. Long, Jr. Professional Land Surveyor - L4178



Property shown does/does not lie in a flood hazard zone
Reference by FIRM No. _____
Effective date: _____

BILLY B. LONG, JR. • PLS-L4178 • 1515 OLD HARMONY DRIVE, NW • CONCORD, NC 28027

DATE:

March 9, 2022

SUBJECT:

<u>Certificate of Appropriateness Request:</u>	H-06-22
<u>Applicant:</u>	Thomas and Kelly Necessary
<u>Location of Subject Property:</u>	91 Union Street N
<u>PIN #:</u>	5620-78-9892
<u>Staff Report Prepared by:</u>	Kristen Boyd-Sullivan, Senior Planner

BACKGROUND

- The subject property at 91 Union Street N is designated as a “contributing” structure in the North Union Street Historic District. (Exhibit A).
- Two-story frame house with asymmetrical form and both Queen Anne and Colonial Revival details. South bay of house has gable front roof and projects from side gable main block. Main block pierced by two gable-roofed dormers with tall, narrow 2/2 sash windows and decorative shingles. Wrap-around porch supported by Tuscan columns replaced earlier, more elaborate Queen Anne style porch treatment. South side of porch enclosed for sunroom during early 20th century (ca. 1890).
- Applicant’s requested modifications:
 - Enclose the rear yard with three (3) new sections of a four (4) foot tall black powder coated aluminum fence.
 - Add one (1) new, approximately twelve (12) foot wide and four (4) foot tall black powder coated aluminum driveway gate across driveway.
 - Add two (2) new, approximately three (3) feet wide and four (4) foot tall black powder coated aluminum door gates.

DISCUSSION

The applicant is requesting to fence in the remaining portion of the property’s rear yard. The proposal includes adding three sections of four (4) foot tall black aluminum powder coated fence, one section connecting the right side of the house to the north property line, one section connecting the left side of the house to the side property line to the south, and one section of fence running along the south property line to the rear yard connecting to the existing fence belonging to 97 Union St. N. The applicant also proposes two (2) black powder coated gates, approximately three (3) feet wide and four (4) feet tall, and one (1) new, approximately twelve (12) foot wide, four (4) foot tall black powder coated aluminum driveway gate across the existing driveway.

ATTACHMENTS

Exhibit A: National Register of Historic Places Inventory
Exhibit B: Certificate of Appropriateness Application
Exhibit C: Aerial Map
Exhibit D: Existing Site Plan
Exhibit E: Proposed Site Plan
Exhibit F: Left-Side of Property Photos
Exhibit G: Back Yard Photos

H-06-22

Exhibit H: Right-Side of Property Photos
Exhibit I: Proposed Fence Panel
Exhibit J: Proposed Driveway Gate

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS

Approval Requirement Needs Table

- *Fencing and Gates: All types require a Commission hearing and approval.*

Chapter 5 – Section 9: Fences and Walls

Cast-iron, powder coated aluminum, or wrought-iron fences should be designed to following historical precedent.

Front yard fences should not exceed four (4) feet in height.

Rear yard fences are defined as fences which do not extend forward on the applicant's property beyond the side centerline of the house in plain view. Approval of the location may also be handled on a case-by-case basis to determine the best natural break in the rear and front yards for placement of fences.

If a front yard fence adjoins a rear yard fence or an existing neighborhood property fence, attention should be given to the transition between the two.

All proposed fences and walls should not negatively affect existing trees and mature landscaping.

- *Design Standards: Fences and Walls*
 2. *Use materials such as natural stone, brick, wood, powder coated aluminum and iron.*
 3. *Chain link of plastic materials are prohibited.*
 4. *Materials and style should coordinate with building and neighborhood buildings as well as other walls and fences in the area.*

RECOMMENDATION

1. The Historic Preservation Commission should consider the circumstances of this application for a Certificate of Appropriateness relative to the North and South Union Street Historic Districts Handbook and Guidelines and act accordingly.
2. If approved, applicant(s) should be informed of the following:
 - City staff and Commission will make periodic on-site visits to ensure the project is completed as approved.
 - Completed project will be photographed to update the historic properties survey.

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received
date entered

Continuation sheet	Item number	Page
Inventory List - North Union Street Historic District, Concord	#7	32

36. E.W.G. Fisher House
91 North Union Street
ca. 1890
C

Two-story, frame house with asymmetrical form and both Queen Anne and Colonial Revival details. South bay of house has gable front roof and projects from side gable main block. Main block pierced by two gable-roofed dormers with tall, narrow 2/2 sash windows and decorative shingles. Wrap-around porch supported by Tuscan columns replaced earlier, more elaborate Queen Anne style porch treatment. South side of porch enclosed for sunroom during early 20th. century.

37. Joseph Franklin Cannon House
97 North Union Street
1912 (OI)
P

Handsome, sophisticated, two-and-a-half-story frame Colonial Revival residence, erected for Joseph Franklin Cannon (1876-1939), one of James William Cannon's six sons, the president of Wiscasset Mills in Albemarle, and the developer of one of Concord's finest movie palaces. House has symmetrically composed facade, with single-paned windows with fixed transoms on the first floor and 9/1 sash windows on the second story. The facade's most distinctive feature is the large, centrally placed Palladian dormer. Full facade porch has fluted Ionic columns, balustrade, and projecting pediment over entrance. Porte-cochere and second-story sunroom project from south side of house.

38. N. Felix York House
103 North Union Street
ca. 1909
C

Rambling, asymmetrical, two-story frame residence combining Queen Anne and Colonial Revival elements. Two-story bays with cut-away corners project from the front and both sides of the house. The projecting facade bay is topped with a broad, flared gable, decorated with overlapping hexagonal shingles. Engaged under the gable is a one-bay balcony. The balcony, the board wrap-around porch, and the porte-cochere extension of the porch all have Tuscan columns.



NORTH CAROLINA
High Performance Living



Application for
Certificate of

AN INCOMPLETE APPLICATION WILL NOT BE PLACED ON THE AGENDA UNTIL ALL OF THE REQUIRED ATTACHMENTS AND/ OR ITEMS LISTED ON PAGE 2 ARE SUBMITTED.

APPLICANT INFORMATION

Name: Thomas + Kelly Necessary
Address: 91 Union St. N
City: Concord State: NC Zip Code: 28025 Telephone: 704 907 6987

OWNER INFORMATION

Name: Thomas + Kelly Necessary
Address: 91 Union St N
City: Concord State: NC Zip Code: 28025 Telephone: 704 907 6987

SUBJECT PROPERTY

Street Address: 91 Union St N P.I.N. # _____
Area (acres or square feet): _____ Current Zoning: _____ Land Use: _____

Staff Use Only:
Application Received by: _____ Date: _____, 20 _____
Fee: \$20.00 Received by: _____ Date: _____, 20 _____
The application fee is nonrefundable.

General Requirements

The Unified Development Ordinance imposes the following rules, regulations and requirements on requests for Certificates of Appropriateness. The applicant must, with reference to the attached plans, demonstrate how the proposed use satisfies these requirements:

1. Project or Type of Work to be Done: Addition of backyard to side fence
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):
Fence to be added by same contractor + same material on adjacent project @ 917 Union St N. Black metal 4 ft in height. Fence will come + connect to side of house approx 1/3 up from back of house. Entry gate on right + left sides of house. Car gate crossing driveway.

Required Attachments/Submittals

1. Scaled site plan, if additions or accessory structures are proposed, on letter, legal or ledger paper. Larger sized copies will be accepted if **16 folded copies** are submitted for distribution.
2. A photograph of the front of the house.
3. Photographs of site, project, or existing structures from a "before" perspective
4. Drawings, sketches, renderings, elevations, or photographs necessary to present an illustration of the project from an "after" perspective.
5. Samples of windows, doors, brick, siding, etc. must be submitted with application.
6. Detailed list of materials that will be used to complete the project.

****Applications may be submitted electronically.****

Certification

(1) I hereby acknowledge and say that the information contained herein and herewith is true and that this application shall not be scheduled for official consideration until all of the required contents are submitted in proper form to the City of Concord Development Services Department. (2) I understand that City staff and/or members of the Historic Preservation Commission may make routine visits to the site to insure that work being done is the same as the work that was approved. (3) I understand that photographs of the completed project will be made to update the City's historic districts inventory database.

1/28/08

Date

Kelly A. Neerasing

Signature of Owner/Agent

Planning & Neighborhood Development

35 Cabarrus Ave W • P. O. Box 308 • Concord, NC 28025

Phone (704) 920-5152 • Fax (704) 920-6962 • www.concordnc.gov

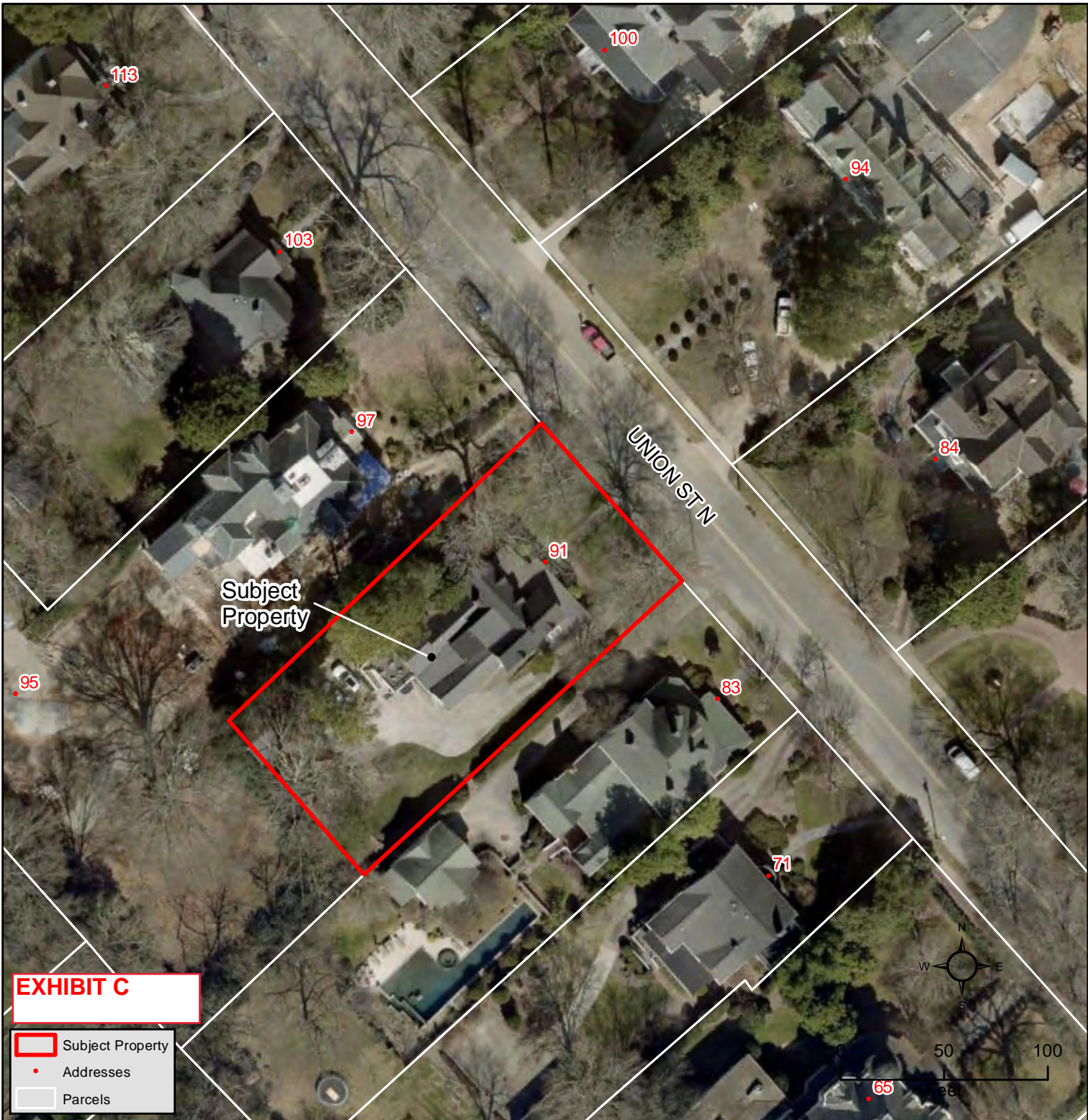


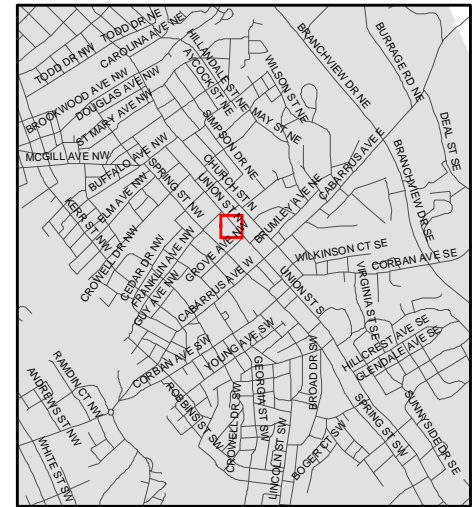
EXHIBIT C

- Subject Property
- Addresses
- Parcels

H-06-22

91 Union St N

PIN: 5620-78-9892



Source: City of Concord
Planning Department

Disclaimer

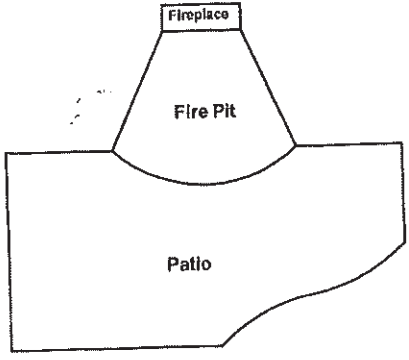
These maps and products are designed for general reference only and data contained herein is subject to change. The City Of Concord, it's employees or agents make no warranty of merchantability or fitness for any purpose, expressed or implied, and assume no legal responsibility for the information contained therein. Data used is from multiple sources with various scales and accuracy. Additional research such as field surveys may be necessary to determine actual conditions.

BRICK WALL

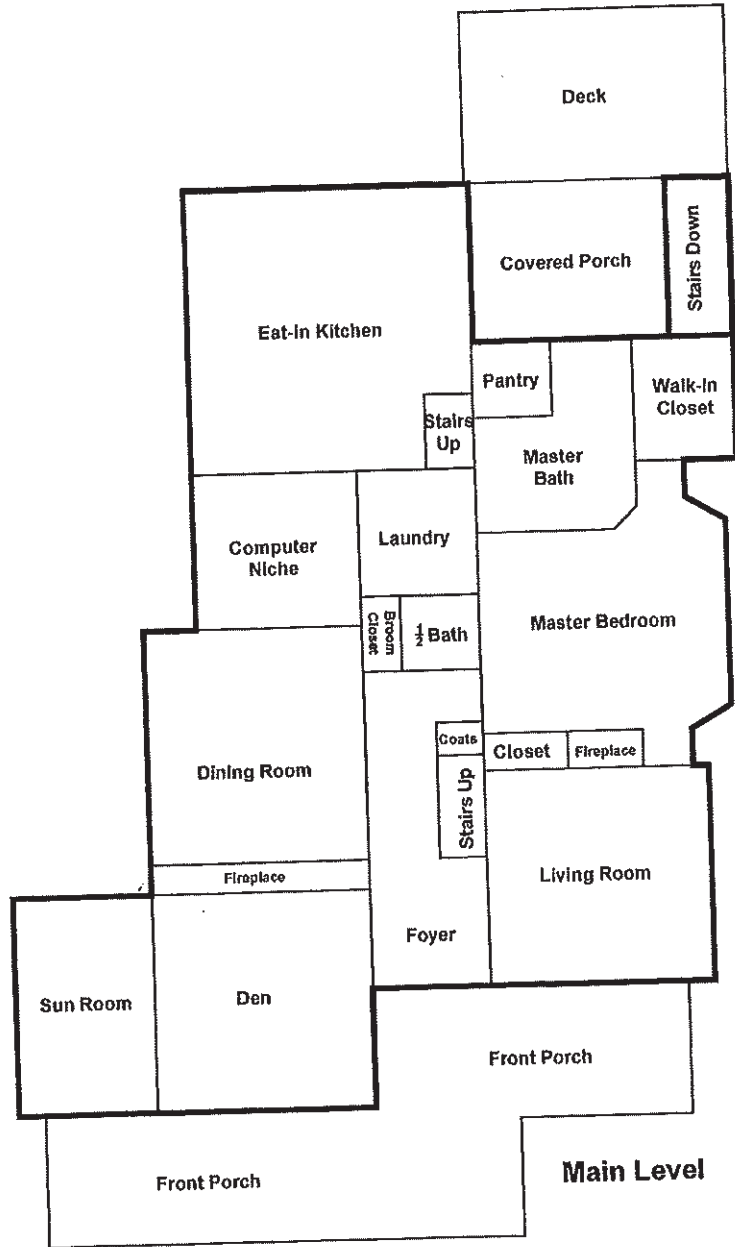
ON UNION - EXISTING ALUM. FENCE



LOW BRICK SURROUND
 ≈ 1-2 FT
 EXISTING



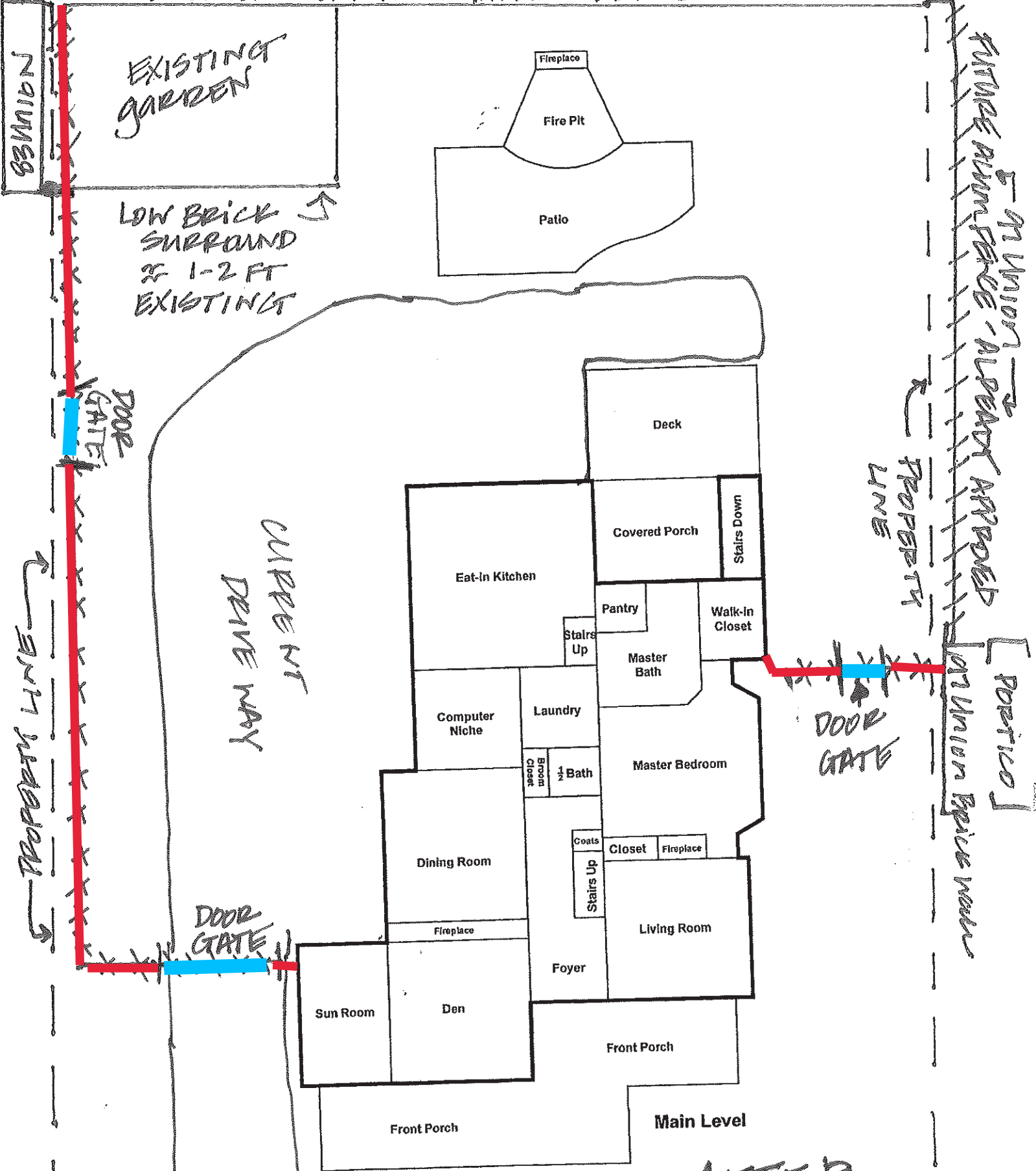
ENTRANCE APPROX



ON UNION -
 FUTURE ALUM. FENCE - ALREADY APPROVED
 PROPERTY LINE
 ON UNION BRICK WALL
 [PREFICO]

BEFORE

BRICK WALL
AT UNION - EXISTING ALUM. FENCE



Proposed Fence
Proposed Gates

AFTER

Exhibit 1 – Street View Left



Exhibit 2 – Side Yard Left

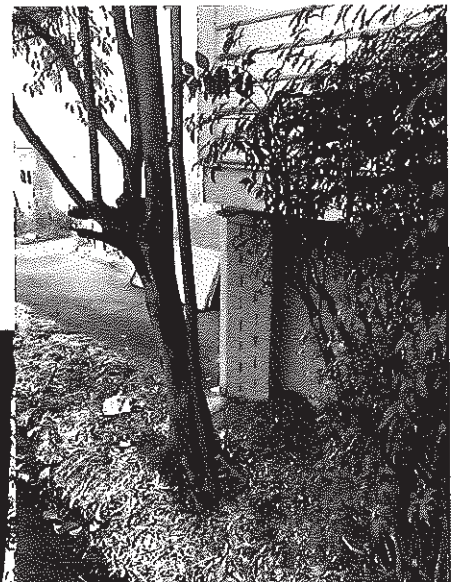
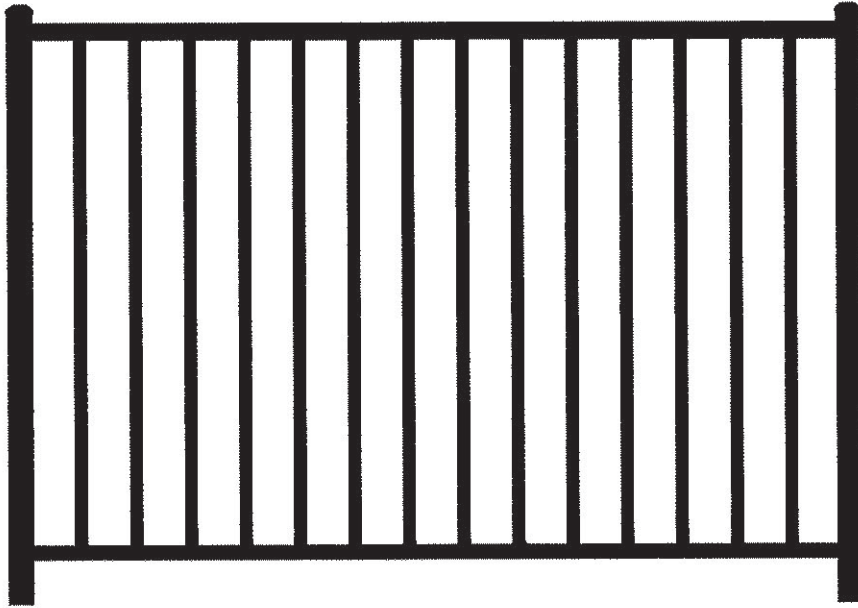


Exhibit 3 – Back Yard



Exhibit 2 – Side Yard Right





Location: Rear Yard
Black Powder Coated Aluminum Fencing
Fence Panels 4' Tall x 6' Long
All Posts in Concrete
Space between Pickets 3.75"

Work to be done by:
Southlands Fence
704-248-6775



EXHIBIT J

DATE: March 9, 2022

SUBJECT:

<u>Certificate of Appropriateness Request:</u>	H-02-22
<u>Applicant:</u>	Kristian Webber
<u>Location of Subject Property:</u>	429 Union Street S
<u>PIN #:</u>	5630-24-0166
<u>Staff Report Prepared by:</u>	Brad Lagano, Senior Planner

BACKGROUND

- The subject property at 429 Union Street S is designated as a “contributing” structure in the South Union Street Historic District. (Exhibit A).
- One-story frame Colonial Revival cottage with symmetrical three-bay façade and central entrance with round-arched portico. Portico is upheld by molded, vaguely classical columns. Entrance flanked by two bays of three 4/4 sash windows (ca. 1930).
- Applicant’s requested modifications:
 - Add a concrete turn-around area to the existing driveway adjacent to the car garage.

DISCUSSION

The applicant is requesting to add an approximately 15’ deep concrete turn-around area to the existing driveway adjacent to the car garage. The turn-around will match aesthetics of the existing driveway and will be minimally visible from Union Street due to it having a slightly lower elevation than the crest of the existing driveway. Existing landscaping along the property line will help block the view from the adjacent property. The applicant states the request is to allow cars to back out of the garage, turn around, and exit the driveway head first onto Union Street S. The request emanates from the applicant’s desire to increase safety of his family and pedestrians along the sidewalk by not having to back out into oncoming traffic.

ATTACHMENTS

Exhibit A: National Register of Historic Places Inventory
Exhibit B: Certificate of Appropriateness Application
Exhibit C: Subject Property Map
Exhibit D: Driveway Photo
Exhibit E: Site Plan

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS

Approval Requirement Needs Table

- Patios, Walks, and Driveways: All new patios, walks, and driveways require a Commission hearing and approval.

Chapter 5 – Section 10: Driveways, Walkways, and Parking

Gravel and pavement are acceptable materials for driveways, as are some alternative materials such as cobblestone, brick, and pervious pavers.

- Design Standards: Driveways, Walkways, and Parking
 1. Parking areas should not be the focal point of the property and should be located in such a manner as to minimize their visibility from the street.
 3. Excessive expanse of paving should be avoided.
 4. Use vegetation screen or berms to reduce reflection and visual confusion. Within residential areas, integrate parking areas into landscaping and surface with the appropriate materials such as concrete, brick, crushed stone, or gravel. In general, asphalt should only be used for areas not visible from the street; its use will be considered on a case by case basis by the Historic Preservation Commission.

RECOMMENDATION

1. The Historic Preservation Commission should consider the circumstances of this application for a Certificate of Appropriateness relative to the North and South Union Street Historic Districts Handbook and Guidelines and act accordingly.
2. If approved, applicant(s) should be informed of the following:
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United States Department of the Interior
National Park Service
National Register of Historic Places
Inventory—Nomination Form

For NPS use only
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date entered

Continuation sheet	Item number	Page
Inventory List - North Union Street Historic District, Concord	#7	52

Two-story, frame, single-pile house with hip roof and decorative facade gable. One-story wing at rear of house's west side has slanted bay topped with conical roof. Full facade porch with Tuscan columns and balustrade shelters central entrance with leaded glass sidelights. Decorative gable has flush boards laid in a herringbone pattern.

97. House
81 Grove Avenue, N.W.
ca. 1900
C

One-and-a-half-story, frame, double-pile house with high hip roof pierced by hip-roofed dormers on three sides and projecting, slanted bay with nearly conical roof on east side of house. The house wraps around a corner lot and is set very close to the street, and so its front and east elevations are visually prominent. A wrap-around porch with Tuscan columns and a balustrade carries across the full facade and the front bay of the east side. A mid-20th. century garage stands at the rear of the property facing White Street.

98. Dr. McFayden House
75 Grove Avenue, N.W.
ca. 1925
C

Two-story brick residence with some Colonial Revival features but a horizontal form characteristic of the bungalow style or Prairie School. The low height of the house in relation to its width, the gently pitched hip roof with broad eaves, a similar roof on the projecting entrance bay, and the rows of four 4/4 sash windows flanking the entrance combine to give the design its horizontal character. There is a one-story screened porch on the east side of the house and a sunroom at the rear. The entrance has leaded glass sidelights and a transom, and is framed by raised brickwork.

99. Dr. James E. Smoot House
67 Grove Avenue, N.C.
1897 IOI)
C

Two-story, frame, Queen Anne style house with fine porch. House side gable main block with two-story, gable front bay on east (left) side of facade; two one-story slanted bays project from the sides of the house. Wrap-around porch has turned and bracketed posts rising to a spindle frieze; the balustrade consists of square balusters and a row of spindles



NORTH CAROLINA
High Performance Living

Application for
Certificate of Appropriateness

AN INCOMPLETE APPLICATION WILL NOT BE PLACED ON THE AGENDA UNTIL ALL OF THE REQUIRED ATTACHMENTS AND/OR ITEMS LISTED ON PAGE 2 ARE SUBMITTED.

APPLICANT INFORMATION

Name: Will and Charlotte Staton
Address: 75 Grove Ave. NW
City: Concord State: NC Zip Code: 28025 Telephone: 704-467-0736

OWNER INFORMATION

Name: Will and Charlotte Staton
Address: 75 Grove Ave. NW
City: Concord State: NC Zip Code: 28025 Telephone: 704-467-0736

SUBJECT PROPERTY

Street Address: 75 Grove Ave. NW, Concord, NC 28025 P.I.N. # 56207779810000
Area (acres or square feet): 0.32 acres Current Zoning: Residential Land Use: Residential

**Staff Use
Only:**

Application Received by: _____ Date: _____, 20 _____
Fee: \$20.00 Received by: _____ Date: _____, 20 _____

The application fee is nonrefundable.

General Requirements

The Unified Development Ordinance imposes the following rules, regulations and requirements on requests for Certificates of Appropriateness. The applicant must, with reference to the attached plans, demonstrate how the proposed use satisfies these requirements:

1. Project or Type of Work to be Done: Replacement of exterior sconces on either side of front door with gas lanterns.
Replacement of existing post and light with new post and gas lantern.
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):
The two existing electric sconces (29" tall) will be replaced with Bevolo gas lanterns (22 Inch, Williamsburg - Original Bracket)
The existing post and electric light where our walkway meets the sidewalk will be replaced with a Bevolo post and gas lantern (6 foot 6 inch, Holland Post) (21 inch, French Quarter - Post Mount).
A small concrete base will be installed where the existing post is for the new post to be installed on.
All lanterns will be copper and the new post will be black powder coated steel.
The existing post and lamp is 88 inches tall, the new post and lamp is 101 inchest tall.

Required Attachments/Submittals

1. Scaled site plan, if additions or accessory structures are proposed, on letter, legal or ledger paper. Larger sized copies will be accepted if **16 folded copies** are submitted for distribution.
2. A photograph of the front of the house.
3. Photographs of site, project, or existing structures from a "before" perspective
4. Drawings, sketches, renderings, elevations, or photographs necessary to present an illustration of the project from an "after" perspective.
5. Samples of windows, doors, brick, siding, etc. must be submitted with application.
6. Detailed list of materials that will be used to complete the project.

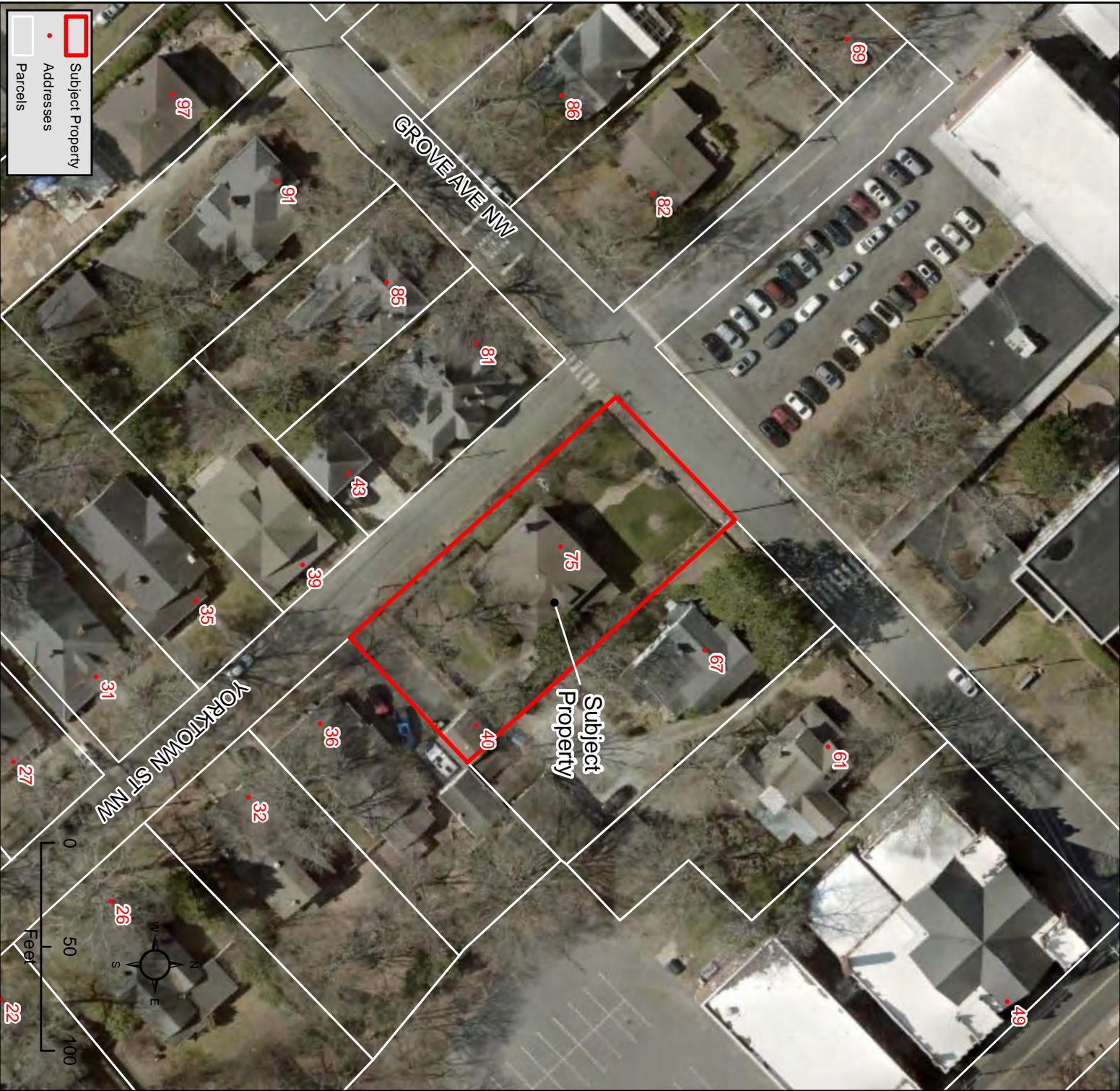
Applications may be submitted electronically.

Certification

(1) I hereby acknowledge and say that the information contained herein and herewith is true and that this application shall not be scheduled for official consideration until all of the required contents are submitted in proper form to the City of Concord Development Services Department. (2) I understand that City staff and/or members of the Historic Preservation Commission may make routine visits to the site to insure that work being done is the same as the work that was approved. (3) I understand that photographs of the completed project will be made to update the City's historic districts inventory database.

2/2/22
Date

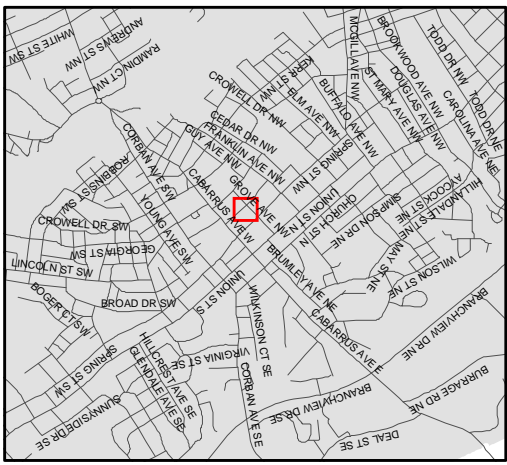

Signature of Owner/Agent



H-07-22

75 Grove Ave NW

PIN: 5620-77-7981



Source: City of Concord
Planning Department

Disclaimer

These maps and products are designed for general reference only and data contained herein is subject to change. The City of Concord, its employees or agents make no warranty of merchantability or fitness for any purpose, expressed or implied, and assume no legal responsibility for the information contained therein. Data used is from multiple sources with various scales and accuracy. Additional research such as field surveys may be necessary to determine actual conditions.

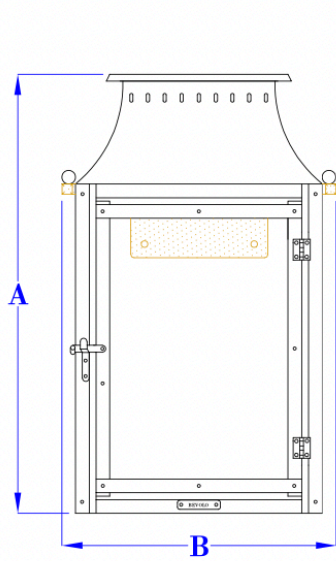
EXISTING ELECTRIC SCONCES



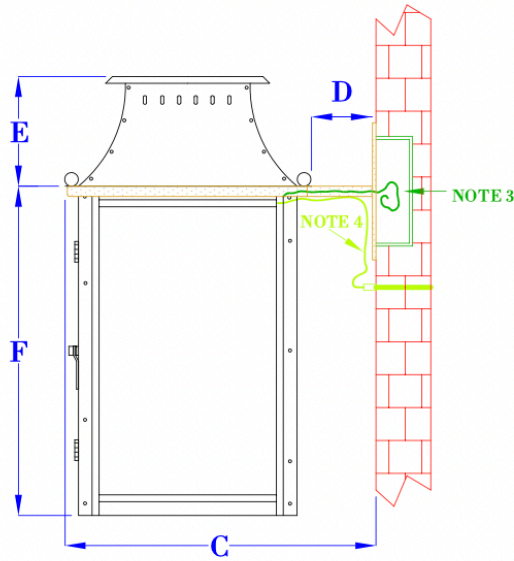
PROPOSED GAS LANTERN REPLACEMENTS



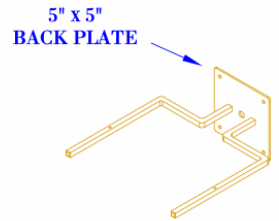
PROPOSED GAS LANTERN SPECIFICATIONS



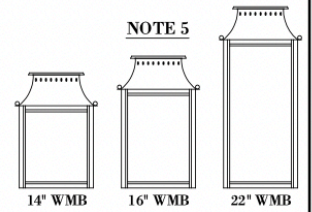
FRONT VIEW
(16" VERSION SHOWN)



SIDE VIEW
(16" VERSION SHOWN)



ISO VIEW
(NTS- BRACKET ONLY)



NOTES:

1. MOUNTING HARDWARE SUPPLIED BY OTHERS
2. FIXTURES ARE HANDCRAFTED. DIMENSIONS MAY VARY PLUS OR MINUS 1/4"
3. ELECTRIC LIGHTS SUPPLIED WITH 18/2 WIRE WITH GROUND
4. GAS LIGHTS SUPPLIED WITH 3/16" COPPER GAS LINE AND 3/16" x 1/4" GAS LINE ADAPTOR
5. PROPORTIONS FOR EACH SIZE CHANGE. 16" IS REPRESENTED ABOVE, THUMBNAILED TO THE RIGHT SHOW ALL FOR COMPARISON.

SIZE:	14"	16"	22"
A:	14 1/8"	16 1/8"	22 1/8"
B:	10 1/8"	10 1/8"	10 1/8"
C:	11 5/8"	11 5/8"	11 5/8"
D:	2 1/2"	2 1/2"	2 1/2"
E:	4"	4"	4"
F:	10 1/8"	12 1/8"	18 1/8"

BEVOLO GAS & ELECTRIC LIGHTS			DRW BY:	JJG
LIGHT:	WILLIAMSBURG 14", 16", 22"	DATE:	APP. BY:	JJG
BRACKET:	BRACKET MOUNT	12-3-21	REVISION:	2

COPYRIGHT 2021, BEVOLO GAS & ELECTRIC LIGHTS. DRAWINGS & DESIGNS ARE OWNED BY BEVOLO AND REMAIN THE SOLE AND EXCLUSIVE PROPERTY OF BEVOLO GAS & ELECTRIC LIGHTS. DRAWINGS AND DESIGNS SHALL NOT BE DUPLICATED IN WHOLE OR PART.

EXISTING POST & ELECTRIC LIGHT



PROPOSED POST & GAS LANTERN



**PROPOSED POST & GAS LANTERN
REPLACEMENT SPECIFICATIONS**

FRONT VIEW (NTS)

SIDE VIEW (NTS)

ISOMETRIC VIEW-POST MOUNT (NTS- BRACKET ONLY)

ISOMETRIC VIEW-COLUMN MOUNT ADAPTOR (NTS- BRACKET ONLY)

NOTES:

1. MOUNTING HARDWARE SUPPLIED BY OTHERS
2. FIXTURES ARE HANDCRAFTED. DIMENSIONS MAY VARY PLUS OR MINUS 1/4"
3. ELECTRIC LIGHTS SUPPLIED WITH 18/2 WIRE WITH GROUND
4. GAS LIGHTS SUPPLIED WITH 4" GAS NIPPLE AND 1/2 IP x 1/4" GAS LINE ADAPTOR

SIZE:	18"	21"	24"	27"	30"	36"
A:	20 3/4"	23 1/2"	28 1/4"	29 1/4"	33 5/8"	40"
B:	10 1/2"	11 1/2"	13 1/4"	14 1/2"	17 1/2"	21 1/2"
C:	5"x5"	5"x5"	5"x5"	5"x5"	5"x5"	5"x5"
D:	3"	3"	3"	3"	3"	3"
E:	7 5/8"	9 3/8"	12 3/8"	11 7/8"	14 1/2"	17 3/8"
F:	10 1/8"	11 1/8"	12 7/8"	14 3/8"	16 1/8"	19 5/8"

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LIGHT:	FRENCH QUARTER	DATE:	JJG	
BRACKET:	POST MOUNT & COLUMN MOUNT	11-7-19	REVISION: 7	

FRONT VIEW (NTS)

BASE DETAIL (NTS)

NOTE: POSTS ARE CAST. ACTUAL BASE DIMENSIONS AND LOCATIONS OF MOUNTING HOLES WILL VARY SLIGHTLY.

BEVOLO GAS & ELECTRIC LIGHTS		DRW BY:	JJG	<small>COPYRIGHT 2018, BEVOLO GAS & ELECTRIC LIGHTS. THIS DRAWING AND ANY DESIGN OR DATA CONTAINED THEREIN ARE CONSIDERED PROPERTY OF BEVOLO GAS AND ELECTRIC LIGHTS. NEITHER THE DRAWING NOR ITS CONTENT MAY BE COPIED, REPRODUCED, OR EDITED TO A LIKENESS WITHOUT THE WRITTEN CONSENT OF BEVOLO GAS AND ELECTRIC LIGHTS</small>
LIGHT:	N/A	DATE:	JJG	
BRACKET:	HOLLAND POST	3-4-18	REVISION: 1	